



## Legislation Text

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**File #:** CPC V 20-00089, **Version:** 2

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Ordinance No. 20-60 vacating portions of a public right-of-way described as the ten foot wide east - west alley in Block 260 as platted in White, Wolfe & Sweets Subdivision of Blocks Number 259 and 260 in Addition Number One to the Town of Colorado Springs consisting of 0.092 of an acre.  
(LEGISLATIVE)

**Presenter:**

Ryan Tefertiller, Planning Manager, Planning and Community Development Department  
Peter Wysocki, Planning Director, Planning and Community Development Department

**Summary:**

Applicant: Classic Consulting Engineers & Surveyors, LLC  
Owner: City of Colorado Springs  
Developer: Weidner Apartment Homes  
Location: Between S. Sierra Madre St. and Sahwatch St., just north of W. Rio Grande St.

The owner and developer of the adjacent parcels, Weidner Apartment Homes, requests the vacation of the 10 foot wide alley that bisects the block. The alley doesn't meet City standards and is only used by the adjacent properties, all of which are owned or controlled by Weidner Apartment Homes. The vacation of the alley will allow the adjacent properties to be developed for a significant urban residential and mixed use project.

**Background:**

The alley proposed to be vacated is located immediately south of the Downtown Stadium site, the future home of the Colorado Springs Switchbacks FC (professional soccer team). The site is within the City Gate Urban Renewal Area, the Downtown Qualified Opportunity Zone, and the Downtown Development Authority boundary. The area around the stadium has been planned for significant redevelopment efforts due to its proximity to the United States Olympic and Paralympic Museum in Southwest Downtown and adjacency to the Cimarron and I-25 gateway into Downtown. The block falls within the Central Sector of the Downtown Form-Based Zone and is in the planning stages for a significant mixed use project with roughly 400 apartment units, commercial tenants and structured parking. Staff has provided a context map illustrating the location of the alley relative to planning and development projects in the area.

While all City agencies support the proposed vacation, due to the presence of utility infrastructure within the area proposed for vacation, the proposed vacation ordinance will retain public utility easements over the entirety of the vacated area. These easements can be administratively vacated after the infrastructure has been removed or relocated.

The proposed vacation will be needed to support the proposed redevelopment of this block. These efforts are well aligned with PlanCOS, the City's Comprehensive Plan. The redevelopment, and

therefore the proposed alley vacation, will support our Thriving Economy, create Unique Places and advance Downtown Colorado Springs as a Vibrant Neighborhood.

**Previous Council Action:**

N/A

**Financial Implications:**

N/A

**City Council Appointed Board/Commission/Committee Recommendation:**

N/A According to Section 7.7.402.B.2 of the City Code, a request to vacate right-of-way is placed directly onto a City Council agenda for action after review by the administration. No review by a board or commission is required.

**Stakeholder Process:**

Postcards were sent to 136 property owners within a 1,000-foot radius of the subject area shortly after the application was submitted. In addition, posters were placed at either end of the alley for the required 10 days. Staff received one letter of support from the Downtown Partnership.

An additional mailing and posting will be issued before the City Council hearing.

The applications were sent to the standard internal and external agencies for review and comment. Review comments received have been addressed. Internal review agencies for this project included City Traffic, City Engineering, City Fire Department and Police/E-911, City Streets Division, Colorado Springs Utilities and others. The only notable comment from any internal or external agency is the requirement by Colorado Springs Utilities to retain public utility easements over the vacated area until such time that all utility infrastructure has been removed from the alley.

**Alternatives:**

1. Approve the application;
2. Deny the application; or
3. Refer the application back to staff for further consideration.

**Proposed Motion:**

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Adopt an ordinance vacating a portion of City right of way described as the ten foot wide east - west alley in Block 260 as platted in White, Wolfe & Sweets Subdivision of Blocks Number 259 and 260 in Addition Number One to the Town of Colorado Springs consisting of 0.092 acres, based upon the finding that the application complies with the review criteria in City Code Section 7.7.402.C.

An ordinance vacating portions of a public right-of-way described as the ten foot wide east - west alley in Block 260 as platted in White, Wolfe & Sweets Subdivision of Blocks Number 259 and 260 in Addition Number One to the Town of Colorado Springs consisting of 0.092 of an acre.